

## **EXHIBIT 2**

East-West Ranch Management Plan

# **Initial Study and Mitigated Negative Declaration**

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## INTRODUCTION

### LEGAL AUTHORITY

This Initial Study has been prepared in accordance with the *CEQA Guidelines* and relevant provisions of the California Environmental Quality Act (CEQA) of 1970, as amended.

**Initial Study.** Section 15063(c) of the *CEQA Guidelines* defines an Initial Study as the proper preliminary method of analyzing the potential environmental consequences of a project. The purposes of an Initial Study are:

- (1) To provide the Lead Agency with the necessary information to decide whether to prepare an Environmental Impact Report (EIR) or a Mitigated Negative Declaration;
- (2) To enable the Lead Agency to modify a project, mitigating adverse impacts, thus avoiding the need to prepare an EIR; and
- (3) To provide sufficient technical analysis of the environmental effects of a project to permit a judgment based on the record as a whole, that the environmental effects of a project have been adequately mitigated.

### IMPACT ANALYSIS AND SIGNIFICANCE CLASSIFICATION

The following sections of this Initial Study provide discussions of the possible environmental effects of the proposed project for specific issue areas that have been identified in the CEQA Initial Study Checklist. For each issue area, potential effects are isolated.

A “significant effect” is defined by Section 15382 of the *CEQA Guidelines* as “a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by a project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.” According to the *CEQA Guidelines*, “an economic or social change by itself shall not be considered a significant effect on the environment, but may be considered in determining whether the physical change is significant.”

## INITIAL STUDY

### PROJECT TITLE

East West Ranch Management Plan

### LEAD AGENCY and CONTACT PERSON

Cambria Community Services District (CCSD)

P.O. Box 65

Cambria, CA 93428

Contact(s): Vern Hamilton, Interim General Manager (805) 927-6223; Ben Boer, CCSD Liaison  
(805) 927-6239

### PROJECT APPLICANT

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### PROJECT SITE CHARACTERISTICS

**Location and Surrounding Land Uses:** The East-West Ranch is a 430-acre property located in the community of Cambria, California (Figure 1). Highway 1 (Pacific Coast Highway) divides the property into two areas of unequal size. These areas are known as the East Ranch (70 acres east of the highway) and the West Ranch (360 acres west of the highway), respectively. Santa Rosa Creek, flowing west and north across the property, defines the northern boundary of East Ranch. The West Ranch is surrounded on three sides by development: the Park Hill residential neighborhood to the north, the West Lodge Hill neighborhood to the south, and Highway 1 and the commercial core of Cambria between the East and West Villages to the east. The Pacific Ocean borders the western side of the West Ranch. The East Ranch is bounded by Santa Rosa Creek to the north, which separates the area from the commercial portions of Cambria. Residential development (East Lodge Hill) is located to the south of the East Ranch, which is physically separated from such land uses by steep slopes. The site is characterized by moderately sloping terrain, leading toward marine terraces along the coastline. The variety of natural habitats on the Ranch include mixed Cambria Pine and Oak forests, the Santa Rosa Creek corridor and its riparian areas, wetlands, coastal scrub and grasslands, and the coastal bluff. Figure 2 shows the boundaries of the site in local context.

The Ranch is accessible from many locations in the community. The public has had historic access to the West Ranch from Windsor Drive, which allows access to the coastal bluff trail. Other access points include locations along Huntington Road on the north and Tipton Street on the south. There are access roads for the community service district sewer lines from Highway 1 near the bridge that spans Santa Rosa Creek. The East Ranch is informally accessed by hikers from volunteer trails in the East Lodge Hill neighborhood. Rodeo Grounds Drive, off Burton Drive, provides the Cambria Community Service District (CCSD) access to the East Ranch and to their water works next to the creek.



**Existing General Plan Designation (Land Use Category):** The West Ranch is designated as Residential Single Family and Open Space, while the East Ranch is designated Recreation, Residential Multi Family, and Commercial Retail under the current Land Use Element of the San Luis Obispo County General Plan. Allowed residential uses and development standards for the project area are further defined in the North Coast Area Plan. The site is undeveloped and is currently being used as rangeland.

## PROJECT DESCRIPTION

The Cambria Community Service District recently acquired ownership of the East-West Ranch. As a condition of the purchase, the CCSD was required to develop a Management Plan and Conservation Easement, as well as appoint a management organization for the West Ranch. The North Coast Small Wilderness Area Preservation was selected to serve in this capacity. The East Ranch would be managed by the CCSD. The formulation of the Management Plan involved a year-long interactive process of interviews with vested interests groups of Cambria, on-going decision making with a working group core and a facilitator, and community workshops, reflecting the desires of the community while meeting the goals of the conservancies.

The Management Plan is the proposed project to be studied in this Initial Study. The Management Plan summarizes the natural resources, existing conditions and constraints, defines an overall management philosophy, and describes specific guidelines and standards for public use, resource restoration and protection of the Ranch. It defines methods for maintaining amenities of the Ranch both natural and manmade, and means of manpower and funding for operating and implementing the plan. The Plan shows proposed habitat conservation and restoration areas, trails and other passive recreational improvements, as well as vegetation management areas. There is an area designated for a community park on the East Ranch that is subject to future planning and will be under separate management. This action would require separate environmental review.

The existing General Plan land use designations on the site would be changed to reflect the proposed recreation and open space land uses that would occur on the site.

**Intent and Goals of the Plan.** The intent of the Plan is to:

- Continue to provide opportunities for public access to a unique coastal environment;
- Protect the animal and plant communities that are supported on the Ranch; and
- Provide stewardship of natural resources on the site

The Plan is intended to be consistent with the goals and policies for coastal access in the California Public Resource Code and the Coastal Act, and the San Luis Obispo North Coast Area Plan of the County General Plan for coastal access and trails.

The following goals are included in the Plan:

- ☐ Strive for minimum disturbance to the natural qualities of the Ranch while allowing appropriate public access.
- ☐ Protect sensitive habitats and species in all areas of the Ranch, including coastal bluffs, coastal terrace, pine forest, riparian and creek corridors, wetlands, and other unique and valuable resources.
- ☐ Create restoration, enhancement, and management guidelines for the long-term protection of natural resources.
- ☐ Create design standards and management guidelines for the long-term public access improvements.
- ☐ Provide a method for environmentally sound vegetation management.
- ☐ Create management guidelines for allowed activities on the Ranch.



- ❑ Provide a public trail system that allows balanced and strategic access and provides linkages to other local trail systems in the community and to the Coastal Trail.
- ❑ Site and all improvements in ways that protect sensitive habitats and the scenic and visual quality of the Ranch.
- ❑ Identify a suitable area for an active community park on the East Ranch.
- ❑ Identify methods to access the Ranch, including ADA compliant parking and transit service that provide necessary public access while avoiding undue impacts to surrounding neighborhoods.
- ❑ Reduce risk and hazards to Ranch users and surrounding neighbor properties, including fire protection, erosion, noise, trespassing and litter.
- ❑ Provide guidance on implementation activities, including roles and responsibilities of CCSD and NCSWAP, estimated capital costs, operational and maintenance costs, prioritization of activities and funding sources.

**Allowed Uses, Activities and Restrictions.** The following illustrates the allowable uses, activities and restrictions for the East West Ranch property that are included in the Plan:

**A. Allowable Uses and Activities.** Most of the ranch lands are open and accessible to all persons, except for those areas that have been determined to be too sensitive for public access and will require protection as defined in this Plan. There is a system of licensing and permits for some special users. This includes cattle grazing, equestrian groups, group assembly, and special studies.

1. Gates and Stiles. Stiles or locked vehicle gates and bollards are allowed as designated in the Plan.
2. Hiking. Pedestrians need to remain on designated trails to protect wildlife and plant habitats adjacent to the trail. All users shall observe proper trail etiquette.
3. Bicycles. Bicycle riding is allowed on trails that are marked as bicycle access. There are no "bicycle only" trails. Bikes will share trails with pedestrians.
4. Equestrian. Equestrians associated with an organized horse group are allowed by permit on prearranged dates. No single equestrians are allowed. Horses are to walk only.
5. Dogs. Dogs must be under the control of their owner on all parts of the Ranch. The Ranch Managers have the authority to require leashes, on any trail for safety purposes. A leash free area will be provided on the East Ranch.
6. Fishing. Surf Fishing is permitted subject to State and Federal regulations. Fishing is not allowed in Santa Rosa Creek
7. Motorized Vehicles. Motorized vehicles will be limited to emergency vehicles and authorized Ranch vehicles only. Other vehicle access will be limited to restoration construction traffic or grazing operations in the designated areas.
8. Special Studies. Scientific observation and studies may be conducted by individuals or educational institutions with permission of the Ranch Managers. These studies may not alter the landscape in any way, or impede normal allowed public access. No harvesting of natural resources on the Ranch may occur. Small plant and geologic samples may be taken for recording purposes. No native animals may be removed from their habitat. Any organization or individual requesting to study a portion of the Ranch must submit an outline of proposed procedures for the study, to be approved by a Manager. The researcher will share the results of the study with a Manager.
9. Public Gatherings. Gatherings will be allowed by special use permit issued by the Ranch Managers, as described in chapter IX Implementation.

10. Active Recreation. Active recreation uses are permitted within the designated Community Park area on the Eastern portion of the Ranch only.

**B. Allowed Physical Improvements.** All physical improvements will be limited to those specified in the Plan and per the design standards, specifications and locations in the Plan. The allowed improvements include:

1. Trails. The Ranch Managers will approve and appoint all construction activity and personnel.
2. Gates and Stiles. Only those persons/ organization approved by the Ranch Managers will be allowed to install or remove the gates.
3. Fences. The Ranch Managers are responsible for fence repair and maintenance.
4. Restrooms. Restrooms should be provided at the Community Park on the East Ranch.
5. Benches.
6. Boardwalk.
7. Cell Towers. Cell towers may be installed per County approved plans and permits. The cell tower must be located and designed to have little to no visual impacts or impacts on the natural features of the Ranch, and to not impede public enjoyment of the Ranch.
8. Infrastructure. Utility easements, access roads as specified, utility construction, and the CCSD water works as specified in this Plan.
9. Storage Yard. The County storage yard as permitted in the lease agreement with CCSD.
10. Signs. Signs are allowed per the standards and locations set forth in this Plan.
11. Community Park. All physical improvements necessary to support active recreational uses in the area designated for the Park on the East Ranch

**C. Habitat Restoration**

1. Bank Stabilization. Bank stabilization methods must use the bio-engineered method per Chapter V, Soils section of the Plan. No grazing on creek bank or in creek corridor except as specifically prescribed by the restoration procedures in the Management Plan.
2. Invasive/Nonnative Removal. Invasive and non-native plants may be removed per the methods described in the Chapter V., Restoration section.
3. Gully Stabilization. Gully stabilization may use restoration and stabilization methods as described in the Chapter V Natural Resources.
4. Animal Grazing. Grazing animals may be used as a vegetation management tool. This is allowed through a Manager as a license or permit procedure. (See chapter. VII. Vegetation Management and IX. Implementation for this procedure.)
5. Habitat Restoration. Habitat restoration efforts will be conducted per Chapter V. Restoration, and with permission of and coordination with the Ranch Managers. The Ranch Managers have the authority to allow propagation of native plants for restoration purposes.



**D. Prohibited Uses and Activities.** The following is a list of uses and activities that are prohibited on the East West Ranch. This includes all those uses normally prohibited by law in public places.

1. Fire in any form.
2. Pedestrian or animal access into sensitive habitat areas.
3. Camping.
4. Motorized Vehicles (All -Terrain -Vehicles (ATV), motorized bicycles, scooters, etc.), with the exception of those vehicles allowed for Ranch management purposes
5. Swimming in the creek.
6. Firearms, weapons or animal traps.
7. Smoking.
8. Littering.
9. Amplified music.
10. Paragliding or hang-gliding.
11. Remote controlled model vehicles, e.g. airplanes.
12. Active sports such as golf, or baseball. (With the exception of the uses planned for the Community Park)
13. Planting or cultivating and harvesting by any member of the public.
14. Paint ball or other combat games played in groups.
15. All users (including equestrian, pedestrian or bike) are prohibited from those areas that are designated as "closed". Signs will be posted with a brief explanation of the purpose and duration of the closure.

**PUBLIC AGENCIES WHOSE APPROVAL MAY BE REQUIRED FOR SUBSEQUENT ACTIONS (e.g. permits, financing approval, or participation agreement):**

- *U.S. Army Corps. Of Engineers*
- *United States Fish and Wildlife Service*
- *National Marine Fisheries Services*
- *California Department of Fish and Game*
- *California Department of Transportation*
- *California Coastal Commission*
- *Regional Water Quality Control Board*
- *County of San Luis Obispo Planning and Building*
- *Cambria Community Services District*



## ENVIRONMENTAL DETERMINATION

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input checked="" type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Geology / Soils
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Land Use / Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Utilities / Service Systems		

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
Vern Hamilton  
General Manager, CCSD

\_\_\_\_\_  
Date



## EVALUATION OF ENVIRONMENTAL IMPACTS

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>I. AESTHETICS</b> - Would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?		X		
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X		
<p>a-c. The site can be characterized as an important scenic amenity within the Cambria community, and allows unobstructed views off the Pacific Ocean. The site is adjacent to State Highway 1, which is a designated scenic highway. A potential staging area adjacent to the highway at Cambria Drive would be visible from the highway. Although it would not impede distant views from the roadway, it could introduce design elements that could affect the nearby views at this location. The draft plan calls for a landscaped buffer adjacent to Highway 1 along the frontage of the staging area to mitigate the potential impact of this facility. No further mitigation is required for this facility.</p> <p>The site itself includes various scenic features, including trees, rock outcroppings, creeks, and open space. The project would not introduce structures that could impede views of these features, nor would it impact any of these features such that they are degraded. The CCSO purchased the site in part to help protect it from future development, and a management plan for preserving this open space and the visual appeal of the Ranch has been created. For these reasons, impacts would be less than significant.</p> <p>As described in the project description, certain improvements to the site could be allowed on the site. However, with the exception of potential restrooms on the East Ranch, and cell tower development, fences, gates, and signs, none would involve structural development that could degrade the scenic features of the site. In addition, depending on their placement, cell towers could be visible from Highway 1. These features have not been designed, so mitigation is suggested to ensure compatible design to minimize potential visual impacts. Similarly, parking and staging areas, if they are included in the project, could result in potential visual impacts. Mitigative design features are recommended to address potential impacts.</p> <p>d. Currently, there are no sources of light and/or glare from the East West Ranch to adjacent areas. The proposed plan does not specifically address lighting. Although lighting is anticipated to be minimal, and most likely used only for safety provisions in parking areas, there is nothing in the plan to preclude lighting of a greater intensity. Mitigation is required to address potential lighting impacts. Additionally, the development of a community park and/ or dog park on the East Ranch would likely require adequate sources of light for various uses and safety concerns within the park. Lighting associated with potential park development may require additional mitigation pursuant to separate environmental documentation for that facility, which has not yet been designed.</p> <p><b>Mitigation Measures</b></p> <ol style="list-style-type: none"> <li>1. Lighting, if included in parking lots, staging areas or near trailheads, shall be for safety purposes only. Lighting for such purposes shall not exceed eight feet in height, shall be downward directed, and shielded to avoid offsite glare.</li> <li>2. Internally illuminated signs shall be prohibited.</li> <li>3. Bathrooms within the East Ranch shall be designed to include materials that complement the natural surroundings. Lighting, if used, shall be downward directed, shielded, and for safety</li> </ol>				



purposes only.
4. Cell towers shall be located in areas that are screened by natural features, including trees or other vegetation, or by natural topography. Cell towers shall not be obviously visible from Highway 1 or any other public viewing location offsite. The height of cell towers shall be minimized to the extent feasible. Cell towers shall be constructed of materials, and painted to resemble natural features on the site, such as trees. Cell towers shall not be lighted.
5. Pavement within parking and staging areas shall be avoided, unless needed for safety or maintenance purposes, so that these features complement the natural surroundings. Landscaping or landscaped buffers are encouraged to minimize the visual intrusiveness of such facilities.
6. Waste receptacles, kiosks, signs, and information boards shall be constructed with low glare materials, preferably recycled materials such as wood board and tree stumps.
7. All waste receptacles, kiosks, signs, and information boards shall not exceed a height of 6.5 feet, and shall be placed at major access points and/or staging areas, and shall not be located on scenic vistas.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>II. AGRICULTURE RESOURCES</b> - Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to nonagricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in loss of Farmland, to non-agricultural use?			X	
<p>a. The site is comprised of various loamy soils, including San Simeon Sandy Loam (most of the upland portions of the West Ranch); Briones-Pismo Loamy Sands, Conception Loam (found near the coastal portions of the site); and Marimel and Salinas Silty Clay Loams (most of the East Ranch and along Santa Rosa Creek). Only the silty clay loams are considered to be highly suitable agricultural soils, and are considered prime with irrigation, according to the Natural Resource Conservation Service. These are found on the more level portions of the East Ranch.</p> <p>The project would not remove these soils, nor would it place structures to preclude any potential use of these soils. The proposed plan would allow continued grazing for vegetation management purposes. Although it does not allow for irrigated agriculture, the plan would not preclude the potential for such uses, because the land would not be paved or otherwise converted to urban uses. Impacts would be less than significant.</p> <p>b. The East West Ranch is not under Williamson Act contract.</p> <p>c. The project would not result in any development on the site. The project would not contribute to cumulative impacts with respect to the loss of agricultural resources.</p>				



ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>III. AIR QUALITY</b> - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable Clean Air Plan?			X	
b) Violate any stationary source air quality standard or contribute to an existing or projected air quality violation?		X		
c) Result in a net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Create or contribute to a non-stationary source "hot spot" (primarily carbon monoxide)?			X	
e) Expose sensitive receptors to substantial pollutant concentrations?			X	
f) Create objectionable odors affecting a substantial number of people?				X
<p>a. According to the San Luis Obispo County Air Pollution Control District (APCD), the county is in attainment for all pollution standards except for ozone and PM<sub>10</sub>. The West Ranch is currently designated as Residential Single Family and Open Space, while the East Ranch is designated Recreation, Residential Multi Family, and Commercial Retail under the current Land Use Element of the San Luis Obispo County General Plan. The project would include redesignating the entire site to Open Space and Recreation. Since the project would result in a development potential far less than what is envisioned under the current General Plan, the resulting traffic and air emissions would also be much less than anticipated under the current General Plan. Thus, the project would result in impacts of a lesser magnitude than expected under the Clean Air Plan, which was developed based on the buildout potential of the current General Plan. Impacts would be less than significant.</p> <p>b,c. Construction activities would be limited to the development of trails, gully restoration, minor structures, parking area improvements and signage. Such activities would occur incrementally, and would generally be associated with delivering crews to install signs, delineate trails, or provide site maintenance. Some grading may be needed in the development of staging areas of parking lots. These activities could result in temporary, short-term impacts to air quality in the form of PM<sub>10</sub> emissions. No import or export of material is expected. Since grading activities would encompass less than 4.0 acres of continuously worked area, the project will not exceed the 2.5 ton PM<sub>10</sub> quarterly threshold (CEQA Air Quality Handbook, August 1997). The APCD does not require quantification of construction-related PM<sub>10</sub> emissions due to the temporary nature of construction activities. However, given that San Luis Obispo County is in non-attainment with respect to the state standards for ozone and PM<sub>10</sub>, the dust and ozone precursors generated from construction activities could contribute to these existing air quality violations, which would be considered a potentially significant impact unless mitigation is incorporated.</p> <p>Once implemented, the Plan would enhance the recreational value of the East-West Ranch. The area would become a greater attraction for day-use visitors, including hikers, cyclists, and those who wish to enjoy the natural amenities of the site. The West Ranch already draws visitors for this purpose, and the number of visitors would likely increase to some extent. Because the Plan envisions the area as a regional amenity, the East-West Ranch may draw visitors from beyond the boundaries of the local community. There is strong evidence to suggest this is already occurring, as the Central Coast region has long been a tourist destination, not only for visitors living in the region, but statewide and even internationally. Specifically, the Cambria-San Simeon area is of particular interest to tourists, primarily because of the coastal amenities in the area as well as Hearst Castle. It is unlikely that most tourists would visit the Cambria area specifically because of East-West Ranch, but those who are already in the area may be more inclined to visit this amenity. It should also be noted that without the plan, those wishing to attain a natural experience of the type that would otherwise occur at the East-West Ranch would likely go to another location to do so.</p>				



For this reason, the project would not be considered to generate trips that would not otherwise occur within the region. Consequently, overall air emissions associated with the project's implementation would likely be less than significant.

d. According to the APCD, if a project, together with existing traffic and traffic anticipated from foreseeable future development, would not result in traffic congestion at a level of service (LOS) D or below, then CO modeling is normally not required. The proposed project would not contribute to the reduction of the level of service at any intersections in the project vicinity below LOS C. Consequently, ambient carbon monoxide levels at these intersections would not significantly increase due to project implementation.

e. The project is located in an area characterized by residential, open space, and grazing uses. Sensitive receptors located in the project area include residential neighborhoods located adjacent to the project site, and commercial businesses east of the East Ranch. Since the project would not generate substantial long-term pollutant concentrations, sensitive receptors would not be exposed to significant long-term air contaminant emissions as a result of project implementation. Additionally, these sensitive receptors would be exposed to minor pollutant concentrations during project construction (i.e. dust), which would be considered a less than significant impact with incorporated mitigation measures.

f. The proposed project is not anticipated to create any objectionable odors.

#### Mitigation Measures

1. **Dust Generation.** If any area is graded for parking facilities and left for over four weeks, the following methods immediately to inhibit dust generation:
  - a. Seeding and watering to revegetate graded areas; and/or
  - b. Spreading of soil binders; and/or
  - c. Other soil stabilization methods deemed appropriate by the APCD.
2. **Watering.** Water trucks shall be used during any grading activities to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. Increased watering should be performed whenever wind speeds exceed 15 mph.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>IV. BIOLOGICAL RESOURCES</b> - Would the project:				
a) Adversely impact, either directly or through habitat modifications, any endangered, rare, or threatened species, as listed in Title 14 of the California Code of Regulations (§670.2 or 670.5) or in Title 50, Code of Federal Regulations (§17.11 or 17.12)?			X	
b) Have a substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
c) Have a substantial adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?			X	

d) Adversely impact federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) either individually or in combination with the known or probable impacts of other activities through direct removal, filling, hydrological interruption, or other means?			X	
e) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?			X	
f) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?			X	
<p>a-e. The site consists of nine habitat types typical of coastal central California and the Cambria area, including: 1) riparian woodland; 2) riparian scrub; 3) seasonal wetland; 4) Monterey pine forest; 5) oak/toyon woodland; 6) coastal scrub; 7) seabluft scrub; 8) grassland; and 9) ruderal/anthropogenic. Santa Rosa Creek traverses the property and there are several unnamed drainages within the Ranch that could likely be determined as "waters of the United States" under the jurisdiction of the U.S. Army Corps of Engineers. Furthermore, a number of areas on the East West Ranch are dominated by wetland plants and would likely fall under the regulation of the California Coastal Commission as Environmentally Sensitive Habitat Areas (ESHAs) as described in the California Coastal Act of 1976.</p> <p>The East-West Ranch hosts a variety of flora and fauna species. There are 14 special-status plants and 26 special-status wildlife species that could potentially occur on the Ranch. Some of these species are known to occur in a broad range of habitats while others are restricted to a specific type or combination of habitats. Field reconnaissance to identify habitat types and an evaluation of the on-site soils helped refine the target list of species and focus the assessment of the actual or potential for occurrence of special-status species on the project site. The special status species that potentially occur or are known to occur on the East-West Ranch, and lists the Federal, State, and CNPS status for each special status species are:</p> <p><i>Special-status wildlife species</i> - Monarch butterfly (<i>Danaus plexippus</i>); Silvery legless lizard (<i>Anniella pulchra pulchra</i>); California red-legged frog (<i>Rana aurora draytonii</i>); Southwestern pond turtle (<i>Clemmys marmorata pallida</i>); Two-striped garter snake (<i>Thamnophis hammondi</i>); Tidewater Goby (<i>Eucyclogobius newberryi</i>); South Central CA steelhead trout (<i>Onchorhynchus mykiss irideus</i>); California brown pelican (nesting colony) (<i>Pelecanus occidentalis californicus</i>); Western snowy plover (<i>Charadrius alexandrinus nivosus</i>); California least tern (nesting colony) (<i>Sterna antillarum brownii</i>); American peregrine falcon (<i>Falco peregrinus anatum</i>); Prairie falcon (nesting) (<i>Falco mexicanus</i>); Northern harrier (<i>Circus cyaneus</i>); White-tailed kite (nesting) (<i>Elanus leucurus</i>); Cooper's hawk (<i>Accipiter cooperii</i>); Sharp-shinned hawk (nesting) (<i>Accipiter striatus</i>); Burrowing owl (<i>Athene cunicularia</i>); Long-eared owl (nesting) (<i>Asio otus</i>); Loggerhead shrike (<i>Lanius ludovicianus</i>); California horned lark (<i>Eremophila alpestris actia</i>); Bank Swallow (<i>Riparia riparia</i>); Yellow warbler (<i>Dendroica petechia brewsteri</i>); Southern sea otter (<i>Enhydra lutris nereis</i>); Pallid bat (<i>Antrozous pallidus</i>).</p> <p><i>Special-status plant species</i> - Monterey pine (<i>Pinus radiata</i>); San Luis Obispo County (or Cambria) morning glory (<i>Calystegia subacaulis</i> ssp. <i>Episcopalism</i>); Compact cobwebby thistle (<i>Cirsium occidentale</i> var. <i>compactum</i>); Hickman's onion (<i>Allium hickmanii</i>); Gairdner's yampah (<i>Perideridia gairdneri</i> ssp. <i>Gairdneri</i>); Michael's piperia (<i>Piperia michaeli</i>); San Luis Obispo sedge (<i>Carex obispoensis</i>); San Simeon Baccharis (<i>Baccharis plummerae</i> ssp. <i>Glabrata</i>); Adobe sanicle (<i>Sanicula maritime</i>); Obispo Indian paintbrush (<i>Castilleja densiflora</i> ssp. <i>Obispoensis</i>).</p> <p>In general, potential activities that could result in impacts to biological resources include:</p> <ul style="list-style-type: none"> <li>• Construction of onsite improvements, including trails;</li> <li>• Construction of the Highway 1 staging area;</li> </ul>				



- Gully and creek bank restoration;
- Increased human activity from improved site access, including hiking;
- Introduced lighting, if any.

It should be noted that the site already supports human activity, including heavy use of the bluff trail. In addition, animal grazing has occurred historically, and continues to occur with limited management. This has led to the degrading of onsite streams, including severe erosion of onsite gullies. The Plan is intended to address these historic impacts through the introduction of vegetation management practices and habitat restoration methods. Specifically, the plan includes the following mitigative provisions:

1. Bank Stabilization. Bank stabilization must be conducted using bio-engineering methods approved by the California Department of Fish and Game Salmon Stream Habitat Restoration Manual. No grazing on creek banks or in creek corridors would be allowed, except as specifically prescribed by the restoration procedures in the Management Plan.
2. Invasive/Nonnative Removal. Invasive and non-native plants may be removed per the methods described in the Plan. Chemical methods would not be used. Hand removal and limited managed animal grazing would be allowed to enhance this practice.
3. Revegetation. In areas disturbed by storm erosion or as part of bank stabilization efforts, creek banks would be revegetated by hand, based on techniques approved by the Department of Fish and Game.
4. Habitat and Wetland Protection. In order to protect the riparian corridor from grazing animals and human impacts, fencing may be appropriate, designed in accordance with the Management Plan provisions. Generally, the fencing should be located at the top of bank adjacent to the tree canopy of the riparian woodlands on the eastern and western reaches of the creek corridor where trails and propose adjacent to the creek. Wetlands should be protected from animal intrusion during grazing by temporary fencing or tethering. In strategic areas, an elevated boardwalk would separate pedestrian walkways from wetlands to allow wetlands to restore in a natural progression.
5. Bluff Top Stabilization. Bluff erosion may be stabilized with careful introduction of new native plantings. Non-native groundcover removal is not recommended on the bluff face as this will expose loose soils and thus contribute to further erosion. Native plants should be reintroduced to further stabilize the bluff's edge.

These methods require coordination with affected state agencies, including the Department of Fish and Game, to ensure that any future activities are conducted in a way to minimize potential impacts to site resources. Because the Plan includes provisions not only to mitigate potential impacts, but to reverse impacts that are already occurring, impacts would be less than significant.

f.g. The Management Plan would help protect the sensitive environment of the East West Ranch area. The purpose of the Management Plan is to protect all of its resources while allowing public access, which is currently permitted. Implementation of the Management Plan would not conflict with any adopted local, regional, or state plans for habitat conservation or protection of biological resources. Therefore, impacts would be less than significant.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>V. CULTURAL RESOURCES</b> - Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource which is either listed or eligible for listing on the National Register of Historic Places, the California Register of Historic Resources, or a local register of historic resources?			X	
b) Cause a substantial adverse change in the significance of a unique archaeological resources (i.e., an artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it contains information needed to answer important scientific research questions, has a special and particular quality such as being the oldest or best available example of its type, or is directly associated with a scientifically recognized important prehistoric or historic event or person)?		X		
c) Disturb or destroy a unique paleontological resource or site?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	
<p>a-d. Several archaeological sites have been recorded within the area, which is known to have supported extensive Chumash settlement because of its access to water and favorable topography. There is evidence of Chumash use and settlement on the West Ranch. The sites include midden deposits, various lithic deposits, and grinding mortars. There are also historic features on the site, including remnants of the Fiscalini Ranch dairy complex on the West Ranch. It was constructed in the early 1900s and was used until the 1960s. Seven partial buildings remain and are in various stages of decay. A professional historic evaluation of the site conducted to determine the best management for identified Chumash sites, determined that avoidance of the sites would best preserve these sites.</p> <p>The Plan would encourage access to the site on a series of trails. However, no structural development would occur that would disturb known cultural resources. Although impacts are likely to be less than significant, the Plan includes provisions to protect potential resources, include the following:</p> <ul style="list-style-type: none"> <li>• Interpretative signs are encouraged, but no signs would be included to specifically identify the location of prehistoric resources;</li> <li>• To protect the historic dairy complex features, signs would be posted to "Stay Off", where such sensitive historic areas occur.</li> <li>• If feasible, historic plaques may be posted that describe the Fiscalini Ranch buildings and their previous functions. This could include historic photographs, which may be available through the Fiscalini Family or local historical society.</li> <li>• To reduce disturbance of cultural sites, trails would include signs that direct users to "stay on trail."</li> </ul> <p>As trails and other site features are developed, there is the potential to disturb cultural unknown and unrecorded cultural resources. To mitigate potential impacts to these resources, mitigation measures would be required.</p> <p><b>Mitigation Measures:</b></p> <ol style="list-style-type: none"> <li>1. During trail or other construction, if artifacts are discovered, construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.</li> <li>2. In the event archaeological resources are found to include human remains, or in any other case</li> </ol>				





where human remains are discovered during any construction activities, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.				
ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>VI. GEOLOGY AND SOILS</b> - Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Inundation by seiche, tsunami, or mudflow?			X	
v) Landslides?			X	
vi) Flooding, including flooding as a result of the failure of a levee or dam?				X
b) Would the project result in substantial soil erosion or the loss of topsoil?			X	
c) Would the project result in the loss of a unique geologic feature?				X
d) Is the project located on strata or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
e) Is the project located on expansive soil creating substantial risks to life or property?			X	
f) Where sewers are not available for the disposal of waste water, is the soil capable of supporting the use of septic tanks or alternative waste water disposal systems?		X		
<p>a. No active or potentially active faults are known to occur in the vicinity of the East-West Ranch. Major active faults in the region such as the San Andreas or others near San Simeon (possibly segments of the Hosgri fault zone, three miles to the west of the site) have the potential to generate strong ground shaking throughout the Cambria area. However, the site is subject to strong groundshaking in the event of a major earthquake. Liquefaction could occur on the site on unconsolidated alluvial soils. However, impacts would be less than significant from these hazards, because no structures are proposed that would expose property or lives to these hazards. Onsite trail users would not be exposed to significant seismic hazards unique to the site that would not be experienced in any outdoor setting in the region.</p> <p>The site is located in a coastal area, and is subject to tsunami hazard in the event of a strong offshore earthquake. The County already includes procedures to provide warning for potential tsunamis that could affect the coastal portions of the region. No significant impact would occur, as habitable structures would not be included on the site.</p> <p>b,d,e. The site has several areas subject to erosion, including creek banks, gullies and the coastal bluff. Gully erosion occurs on the site along prominent drainages, and is the result of the effects of heavy grazing, varied topography, hydrologic influences and erosive soils. Bluff erosion also continues along the coastline. This is a natural process that could be exacerbated by human activity, which has occurred historically. The draft Plan includes provisions to address specific areas identified as being highly susceptible to erosion:</p>				



- *West Ranch Gully* - This gully has formed east of the Sea Cliff neighborhood. The gully starts at the lower elevation and cuts up slope, progressively forming a small canyon over the years. Cattle use has increased the erosion potential of this area. A drainage culvert drains offsite to the Pacific Ocean. The erosion is so severe in this area that mechanical intervention is necessary, which is addressed in the proposed Plan.
- *Coastal Bluff Stabilization* - Coastal Bluff erosion is a natural process due to wind and storm forces. However, it is exacerbated by human or grazing activities which erode the soft soils of bluff. Vegetation is important to the stabilization of the soils. Even though ice plant is not native to the California coastal community the Plan recommends that it not be removed from the cliffs as this would uncover the soils and expose them to wind erosion. The ice plant should be monitored for expansion and removed, on an annual basis, in the bluff zone area beyond its current extent at the cliff, and native vegetation should be actively replanted and allowed to naturally expand.
- *Piney Way (East Ranch)* - Piney Way is not within the Ranch boundary but provides access to the utility easement on the East Ranch. There is a drainage swale forming along the road in the steep area of Piney Way. This is causing erosion to the hillside and the road. The runoff from the swale sheets out onto the East Ranch. Coordination with the County to stabilize the swale and channel the runoff adjacent to the road would be encouraged under the Plan.

The Plan would accommodate public access, which would incrementally expose more people to these erosion hazards. However, because the site is a natural setting, the level of exposure expected by site users would be similar to what would occur in any natural setting where such hazards are present. The increased level of use would not likely lead to significant soil erosion.

The Plan includes provisions to reduce potential impacts associated with geologic hazards, including the following:

1. Bank Stabilization and Gully Restoration. Bank stabilization and gully restoration would occur along areas where significant erosion has occurred. Bio-engineering methods approved by the California Department of Fish and Game Salmon Stream Habitat Restoration Manual would be used. No grazing on creek banks or in creek corridors would be allowed except as specifically prescribed by the restoration procedures in the Management Plan.
2. Revegetation. In areas disturbed by storm erosion or as part of stabilization efforts, creek banks would be revegetated by hand, based on techniques approved by the Department of Fish and Game.
3. Bluff Top Stabilization. Bluff erosion may be stabilized with careful introduction of new native plantings. Non-native groundcover removal is not recommended on the bluff face as this will expose loose soils and thus contribute to further erosion. Native plants should be reintroduced to further stabilize the bluff's edge.
4. Grazing Management. Erosion impacts would be minimized through grazing management practices. Fencing, if needed, would be located at the top of bank adjacent to the tree canopy of the riparian woodlands on the eastern and western reaches of the creek corridor where trails would be proposed near the creek. No grazing would be allowed along the coastal bluff zone.

Because the Plan includes provisions to improve existing geologic hazards, and because the Plan would not expose people to substantial geologic hazards, impacts would be less than significant. Although portions of the site are subject to flood hazards, no permanently inhabited structures would occur that would result in the exposure of people or property to significant impacts from this hazard.

c. The proposed management plan would not result in the loss of any geologic features on the project site.

f. No septic systems are proposed on the site, so no impacts would occur with respect to soil suitability for this



purpose. The Plan would allow for restrooms to be installed in the Community Park on the East Ranch. These have not been designed, because the Community Park has not been planned. This activity will undergo separate environmental review. To address potential impacts from restroom facilities, mitigation measures are required.

**Mitigation Measures:**

1. Restrooms planned for the potential Community Park on the East Ranch shall not include septic systems. Such facilities shall be connected to the existing wastewater disposal infrastructure within the community. Alternatively, potable self-contained restrooms can be used, provided that sewage is self-contained, and does not infiltrate into the soil or groundwater.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>VII. HAZARDS AND HAZARDOUS MATERIALS</b>				
- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?				X
c) Reasonably be anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Is the project located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	
a-d. The proposed project involves the management of the preservation of lands within the East West Ranch which would not use, store, or transport significant quantities of hazardous materials. Moreover, the project would not create any significant health risks due to releases of hazardous materials into the environment due to the fact that no hazardous materials have yet to be discovered within the Ranch area.				



e,f. The project site is not within the County's airport review area.

g,h. The East-West Ranch is located in a high fire hazard area, because of the heavily wooded nature of the site and the surrounding residential neighborhoods. Emergency access to these areas is currently a concern. The project would not interfere with any existing or proposed emergency access or evacuation routes. The Plan would allow a network of trails, including provisions for emergency vehicle access. This would improve the existing ability to provide emergency access on the site. In addition, proposed vegetation management procedures would result in reduced fuel loads on the site, reducing the potential for wildland fire hazard. The Plan also includes other provisions to minimize the current fire hazard associated with the site:

- Fuel reduction techniques include creating a defensible zone of 50-100 feet adjacent to the Lodge Hill neighborhood. This area would be cleared of dead standing trees, clearing of dense underbrush, and removal of tree limbs to 6 feet above ground.
- During periods of high hazard, the CFD may require posting of red flags at staging areas to warn visitors. No fire of any kind would be allowed on the site, including smoking. Trails may be closed when fire prevention efforts on the site are being conducted by CFD

Because the Plan would increase public safety and emergency access to the site, project impacts would be less than significant.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>VIII. HYDROLOGY AND WATER QUALITY -</b> Would the project:				
a) Violate Regional Water Quality Control Board water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems to control?			X	
f) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
g) Place within a 100-year floodplain structures which would impede or redirect flood flows?			X	
a. The proposed plan does not propose and would not accommodate residential or commercial development that would result in an increase in wastewater discharges. Therefore, impacts related to Regional Water				



Quality Control Board discharge requirements would be less than significant.

b. The project does not propose and would not accommodate residential or commercial development. Therefore, no municipal water use would be required. The Plan calls for revegetation in places, mostly to address bank stabilization issues. However, native vegetation would be planted, in such a way to ensure sustainability of the effort. Part of this effort assumes that no permanent outside irrigation would be needed. No additional water would be needed to implement the Plan. Therefore, no effect with respect to groundwater depletion would occur.

The East Ranch may include a Community Park, which would undergo separate environmental review. Such a park could include irrigated turf, and restroom facilities. Both of these activities would require a water source. However, the Park has not yet been designed, and the Management Plan does not specify its design parameters. When the park would be designed, mitigation to address water consumption impacts would likely be needed.

c-e. Construction activities on the site would be limited to trail development, signage, fencing, and possibly the resurfacing of several existing parking lots with compacted gravel. These activities would not involve grading activities, so impacts to existing drainage patterns would be less than significant. The Plan calls for bank stabilization of creeks and highly eroded gullies, which will alter the current drainage pattern in these areas. However, the purpose of this alteration would be to minimize erosion, improve the habitat value of the site, and to improve site safety. In addition, no impervious surfaces would be added. For these reasons, impacts to drainage features would be less than significant.

f,g. The proposed project does not involve the construction of residential housing, nor would it place structures within a 100-year floodplain that would redirect flood flows. Impacts would be less than significant. The Plan would accommodate a potential community park on the East Ranch, which has not yet been designed, and would undergo separate environmental review.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>IX. LAND USE AND PLANNING</b> - Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?				X
<p>a. The East West Ranch is characterized by grazing land and natural open space. However, it is surrounded by residential uses (East and West Ranch) and commercial development (East Ranch only).</p> <p>The purpose of the Plan is to preserve the rural character of the Ranch, provide some public access, minimize potential onsite hazards, and enhance the natural amenities found on the site. Its value as a community amenity would be enhanced. It would not introduce land uses that would be considered incompatible with neighboring uses. In general, the current use of the East West Ranch would be retained and managed. This would include public access in the form of trails, and continued grazing activities. The project would not physically divide any established community.</p> <p>b. The proposed Management Plan is consistent with the goal statements listed in the community's Parks, Recreation &amp; Open Space Master Plan, and is specifically intended to implement the provisions of the Master</p>				



Plan. The relevant Master Plan goals are listed below:

- GOAL 1. Provide a high quality public park system with adequate park acreage and varied recreational opportunities that are accessible to all Cambrian residents.*
- GOAL 2. Provide a diversity of recreational, creative and cultural programs and experiences for all age groups, and provide these programs and experiences at facilities that are accessible to varying age groups, economic situations and physical abilities.*
- GOAL 3. Create and preserve an open space system in Cambria to conserve, restore and enhance local resources and provide passive recreation.*
- GOAL 4. Manage park, recreation and open space lands and facilities efficiently while maintaining the quality of District resources and programs.*
- GOAL 5. Structure an implementation program for achieving the policies of this master plan through a combination of public and private funds, regulatory processes, and innovative strategies.*

c. There are currently no habitat conservation plans that apply to the site. However, the proposed Plan would include provisions for habitat protection and restoration. Therefore, it would function as the master plan for habitat preservation for the area. No impacts would occur.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>X. MINERAL RESOURCES</b> - Would the project:				
a) Result in the loss of availability of a known mineral resource classified MRZ-2 by the State Geologist that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
a,b. The site does not support significant mineral resources, nor have any been identified in local plans or resource inventories. The proposed project would not result in impacts to mineral resources.				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XI. NOISE</b> - Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	



d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip would the project expose people residing or working in the project area to excessive noise levels?				X
<p>a-d. Enhanced trail amenities and greater public awareness of this natural amenity may attract more visitors to the Ranch than in the past. Potentially, this could create a marginal increase in traffic volumes and associated noise to surrounding neighborhoods. However, implementation of a trolley service serving the Ranch could reduce potential noise impacts by directing car traffic away from neighborhoods. In addition, the likely increase of visitors would occur during daylight hours, when noise is less of an issue. Traffic, when generated, would be intermittent, and would not be substantial enough to create noticeable noise impacts, because it would be distributed during the hours the Ranch is accessible.</p> <p>The Plan would accommodate a future Community Park on the East Ranch, which would undergo separate environmental review. Construction of this park, as well as its operation, could result in concentrated traffic volumes to produce short-term noise increases. These are likely to be less than significant, but would be analyzed further when environmental review is undertaken for that project.</p> <p>e-f. The proposed project site is not located within the vicinity of an airport or private airstrip and therefore would not be affected by air traffic noise impacts.</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XII. POPULATION AND HOUSING</b> -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
<p>a-c. The proposed project would not generate additional population nor would it displace any people or occupied housing, as the site shall remain as open space. In addition, it would not indirectly generate new population or housing, as it would not be sufficient to create additional housing demand in the community. No impacts would occur.</p>				



ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XIII. PUBLIC SERVICES</b> - Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?				X
d) Parks?				X
e) Other public facilities?			X	
<p>a-e. The Plan anticipates that increased public access to the site would occur. Because it would not increase housing opportunities in the area, either directly or indirectly, it would not increase the need for providing public services. Because the project would increase public access to the site, police and fire protection impacts could increase on the site. Trail use may also increase calls for emergency service, primarily for paramedics in the event of an injury. The level of activity on the Ranch would be insufficient to significantly increase demand on these services. The proposed Plan includes provisions to enhance public safety on the site, including fire management procedures. In addition, the Plan would improve emergency vehicle access to the site, in the event of fire or other critical situation, and would also reduce environmental hazards.</p> <p>The Plan would accommodate the eventual development of a community park on the East Ranch, which would address potential community park needs. The site in general would accommodate regional open space and recreational needs. Overall, impacts to public services would be less than significant.</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XIV. RECREATION -</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?			X	
<p>a-b. The Management Plan would not increase the use, construction, or expansion of existing neighborhood and regional parks. Plan would include recreational trails, and would accommodate the possible development of a community park and dog park on the East Ranch. From this standpoint, the proposed project would have beneficial impacts, as it would address an identified community need, and would relieve the high demand for the use of existing playfields at local schools. Impacts associated with this park would be evaluated under separate CEQA review, at the time the park is planned for development.</p>				



ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XV. TRANSPORTATION/TRAFFIC</b> - Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?			X	
g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
<p>a,b. Once implemented, the Plan would enhance the recreational value of the East-West Ranch. The area would become a greater attraction for day-use visitors, including hikers, cyclists, and those who wish to enjoy the natural amenities of the site. The West Ranch already draws visitors for this purpose, and the number of visitors would likely increase to some extent. Because the Plan envisions the area as a regional amenity, the East-West Ranch may draw visitors from beyond the boundaries of the local community. There is strong evidence to suggest this is already occurring, as the Central Coast region has long been a tourist destination. Specifically, the Cambria-San Simeon area is of particular interest to tourists, primarily because of the coastal amenities in the area as well as Hearst Castle. It is unlikely that most tourists would visit the Cambria area specifically because of East-West Ranch, but those who are already in the area may be more inclined to visit this amenity. It should also be noted that without the plan, those wishing to attain a natural experience of the type that would otherwise occur at the East-West Ranch would likely go to another location to do so.</p> <p>For this reason, the project would not be considered to generate trips that would not otherwise occur within the region. Consequently, overall traffic impacts on regional highway facilities would likely be less than significant. The project could increase local traffic in areas near trailheads, particularly on the north and south sides of the West Ranch, near Windsor Boulevard. However, this impact is already occurring, and the magnitude of increase is speculative. It is likely that the increase would not be significant, based on the rural nature of the site, the many access points, and the staggered use of the site through daylight hours. In addition, the existing trolley service could be extended to serve the site, which may reduce the total number of vehicles parking near the site. In addition, the Plan calls for the provision of staging areas and multiple access points, which would distribute trips and keep cars from concentrating in any particular neighborhood near the East West Ranch. Impacts to local roadways would therefore be less than significant.</p> <p>c. The project would not result in any impacts to air traffic patterns.</p> <p>d. This project would not introduce new roadways. Therefore, it would not alter existing traffic patterns in the community, nor would it introduce safety hazards to the roadway network. Impacts would be less than significant.</p> <p>e. The project would enhance existing emergency access to the West Ranch and adjacent neighborhoods. The Plan calls for the use of the existing utility easement connecting to Marlborough Street. The Plan would therefore improve emergency access from Park Hill to Marine Terrace and the West Lodge Hill neighborhoods. Impacts would be less than significant.</p>				



f. Parking will be provided on the East and West Ranch as described below. Those parking areas within the Ranch ownership will require improvement in phases, as funds become available. From these lots visitors may take the Cambria Trolley or hike to trail heads. Handicap parking spaces will be provided at the North and South Windsor Blvd. terminuses and at the Huntington lot. Specifically, the Plan would accommodate the following parking facilities or staging areas:

- Highway 1/Cambria Drive Staging Area.
- East Ranch Community Park
- Huntington Lot

Other areas offsite could provide additional parking or staging opportunities, including:

- Lampton Park
- Shamel Park
- CCSD Waste Water Treatment Plant /Windsor Bridge

It is anticipated that these areas would collectively accommodate the proposed users of the Ranch. Impacts would be less than significant. The specific parking needs of the Community Park that could be built in the East Ranch would need to be studied further when environmental review for that project is conducted.

g. The project would accommodate hiking and bicycling opportunities by providing a network of trails to town. It also would make use of Cambria's trolley service to improve access to and from the site. All these features are consistent with enhancing alternative transportation opportunities, consistent with local and County plans.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XVI. UTILITIES AND SERVICE SYSTEMS -</b> Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Are sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Has the wastewater treatment provider which serves or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs, and, does the project comply with federal, state, and local statutes and regulations related to solid waste?			X	
a. The proposed Plan would not accommodate residential or commercial development or onsite land uses that would result in an increase in wastewater discharges. Therefore, impacts related to Regional Water Quality Control Board discharge requirements would be less than significant.				



b,d,e. The project would not accommodate onsite residents or employees. Therefore, no municipal water use would be required. The Plan calls for revegetation in places, mostly to address bank stabilization issues. However, native vegetation would be planted, in such a way to ensure sustainability of the effort. Part of this effort assumes that no outside irrigation would be needed. No additional water would be needed to implement the Plan.

The East Ranch may include a Community Park, which would undergo separate environmental review. Such a park could include irrigated turf, and restroom facilities. Both of these activities would require a water source. However, the Park has not yet been designed, and the Management Plan does not specify its design parameters. Separate environmental review would be required for this park facility once it has been preliminarily designed.

Because water use would not significantly increase as a result of the proposed Plan, wastewater treatment impacts would also be less than significant.

c. Construction activities on the site would be limited to trail development, signage, fencing, and possibly the resurfacing of several existing parking lots with compacted gravel. These activities would not involve grading activities, so impacts to existing drainage patterns would be less than significant. The Plan calls for bank stabilization of highly eroded gullies, which will alter the current drainage pattern in these areas. However, the purpose of this alteration would be to minimize erosion, improve the habitat value of the site, and to improve site safety. For these reasons, impacts to drainage features would be less than significant.

f. The Cambria Community Services District oversees solid waste disposal under a contract with Mission Country Disposal. Existing waste receptacles on the Ranch are not currently formally maintained, but would be under the Plan. The Plan includes provisions for refuse management, including provisions for trash removal to the Cold Canyon Landfill. The projected generation of solid waste from the site is likely to be less than significant, because there are no facilities planned for the site that could generate solid waste. Nevertheless, onsite users may seek to dispose of refuse generated elsewhere, and the Plan would provide for trash cans at key locations.

<b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?			X	
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
d) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?			X	



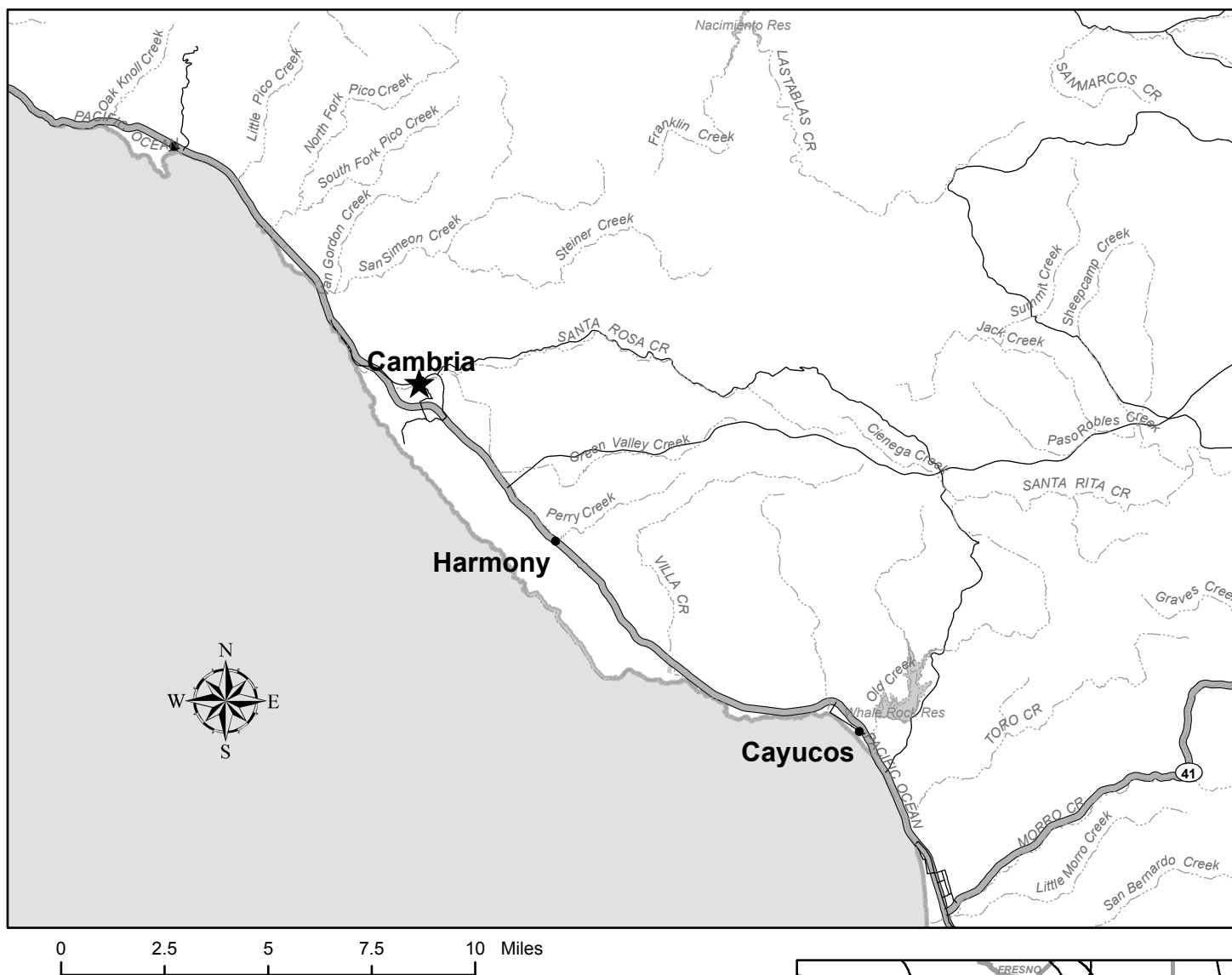
- a. The proposed Management Plan would not result in significant impacts to biological resources or cultural resources, because it would not introduce substantial land alteration or new use. In addition, the proposed Management Plan would include provisions to reduce impacts associated with biological resources and cultural resources, even as the limited use of the land occurs. The proposed Plan is consistent with the future preservation and conservation expectations of the Cambria Community Services District and the California Coastal Conservancy. The Management Plan appears to be consistent with the San Luis Obispo North County Coast Area Plan for the East West Ranch, while keeping intact the ability to appropriately resolve potential environmental impacts.
- b. The proposed Plan is explicitly intended to achieve long-term goals for natural resource preservation and limited recreational and conservation uses of the site. It would not result in the conversion of land to any irreversible land use. Short-term gains at the expense of long-term environmental goals would not occur.
- c. The Management Plan would not have impacts that are individually limited, but cumulatively considerable. Specifically, the Plan is intended to manage the site in the long-term, and would reduce impacts that currently exist, particularly in regard to grazing and its effects on erosion and biological resources. In general, the Plan would improve and preserve the natural amenities of the site, while allowing limited public access. It would include provisions to increase public awareness of the site, and in so doing, reduce the potential for future degradation of the site. The Plan is specifically intended to address long-term use and preservation of the site, such that it can serve as a regional open space amenity. For these reasons, cumulative impacts associated with the long-term use of the site would not be considered significant.
- d. The purpose of the East West Management Plan is to preserve the site while providing public access and enhancement of the onsite natural amenities. All impacts associated with the project can be mitigated to a less than significant level, through additions to the draft Plan. The issues for which mitigation is proposed include: Mitigation measures are proposed to reduce impacts related to Aesthetics, Air Quality, Cultural Resources, and Geology and Soils.

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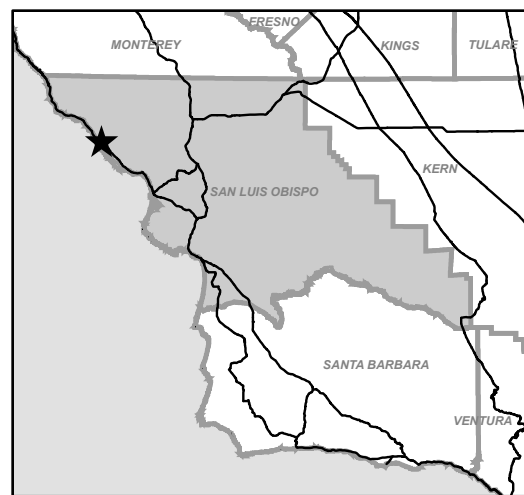
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★ Project Location

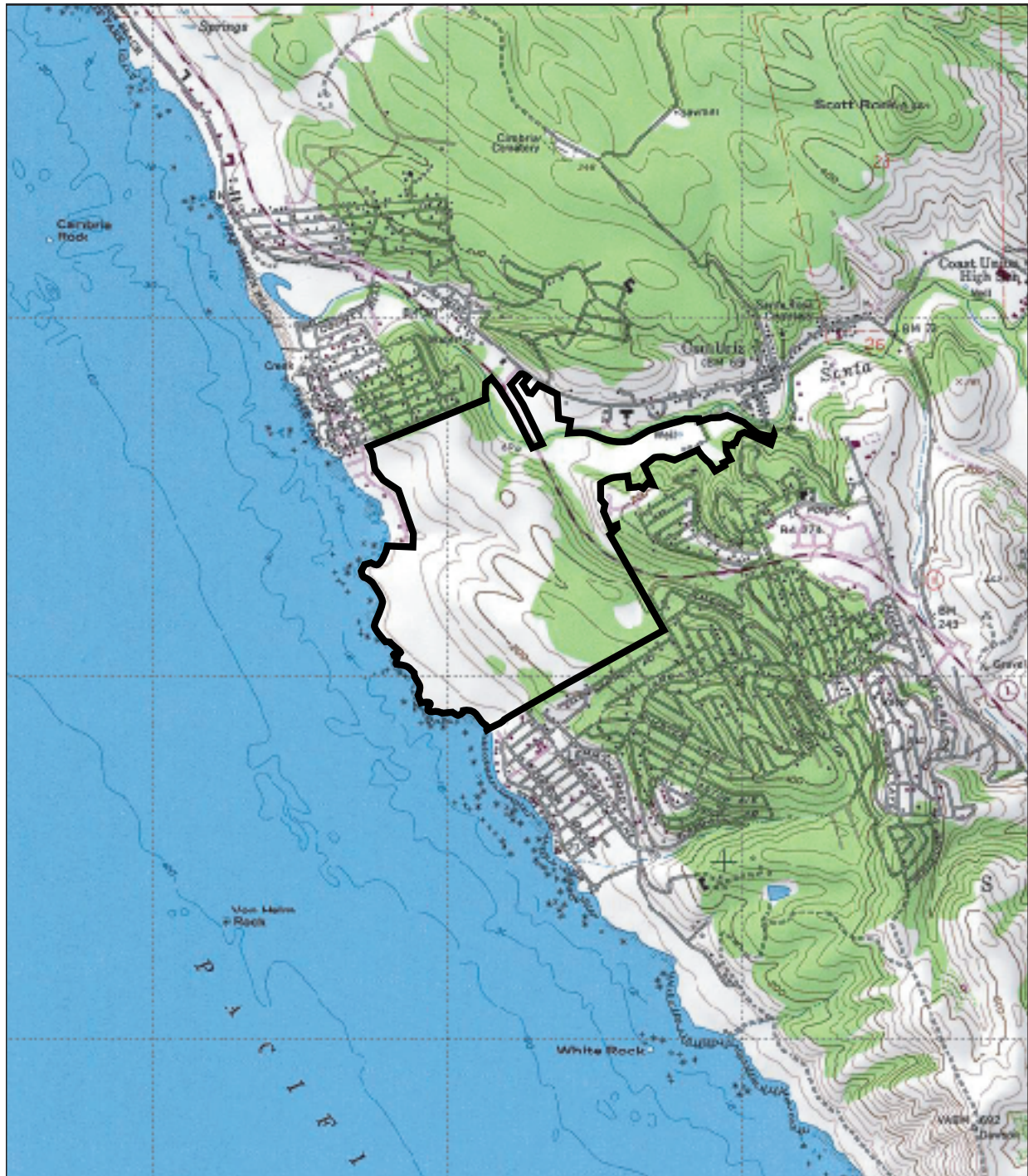


Project Vicinity

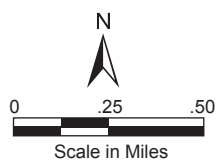
Figure 1

Cambria Community Services District





Source: National Geographic TOPOI, 2001



Site Boundary Map

Figure 2



Table 1. Mitigation Matrix

CATEGORY	ISSUES	MITIGATION
I. Aesthetics	<p>c) Substantially degrade the existing visual character or quality of the site and its surroundings?</p> <p>d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.</p>	<ol style="list-style-type: none"> <li>1. Lighting, if included in parking lots, staging areas or near trailheads, shall be for safety purposes only. Lighting for such purposes shall not exceed eight feet in height, shall be downward directed, and shielded to avoid offsite glare.</li> <li>2. Internally illuminated signs shall be prohibited.</li> <li>3. Bathrooms within the East Ranch shall be designed to include materials that complement the natural surroundings. Lighting, if used, shall be downward directed, shielded, and for safety purposes only.</li> <li>4. Cell towers shall be located in areas that are screened by natural features, including trees or other vegetation, or by natural topography. Cell towers shall not be obviously visible from Highway 1 or any other public viewing location offsite. The height of cell towers shall be minimized to the extent feasible. Cell towers shall be constructed of materials, and painted to resemble natural features on the site, such as trees. Cell towers shall not be lighted.</li> <li>5. Pavement shall be avoided within parking and staging areas, unless needed for safety or maintenance purposes, so that these features complement the natural surroundings. Landscaping or landscaped buffers are encouraged to minimize the visual intrusiveness of such facilities.</li> <li>6. Waste receptacles, kiosks, signs, and information boards shall be constructed with low glare materials, preferably recycled materials such as wood board and tree stumps.</li> <li>7. All waste receptacles, kiosks, signs, and information boards shall not exceed a height of 6.5 feet, and shall be placed at major access points and/or staging areas, and shall not be located on scenic vistas.</li> </ol>
III. Air Quality	b) Violate any stationary source air quality standard or contribute to an existing or projected air quality violation?	<ol style="list-style-type: none"> <li>1. <i>Dust Generation.</i> If any area is graded for parking facilities and left for over four weeks, the following methods immediately to inhibit dust generation: <ol style="list-style-type: none"> <li>a. Seeding and watering to revegetate graded areas; and/or</li> <li>b. Spreading of soil binders; and/or</li> <li>c. Other soil stabilization methods deemed appropriate by the APCD.</li> </ol> </li> <li>2. <i>Watering.</i> Water trucks shall be used during any grading activities to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. Increased watering should be performed whenever wind speeds exceed 15 mph.</li> </ol>
V. Cultural Resources	b) Cause a substantial adverse change in the significance of a unique archaeological resources (i.e., an artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it contains information needed	<ol style="list-style-type: none"> <li>1. During trail or other construction, if artifacts are discovered, construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in</li> </ol>



**Table 1. Mitigation Matrix**

CATEGORY	ISSUES	MITIGATION
	to answer important scientific research questions, has a special and particular quality such as being the oldest or best available example of its type, or is directly associated with a scientifically recognized important prehistoric or historic event or person)?	accordance with state and federal law.  2. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during any construction activities, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.
VI. Geology and Soils	f) Where sewers are not available for the disposal of waste water, is the soil capable of supporting the use of septic tanks or alternative waste water disposal systems?	1. Restrooms planned for the potential Community Park on the East Ranch shall not include septic systems. Such facilities shall be connected to the existing wastewater disposal infrastructure within the community. Alternatively, potable self-contained restrooms can be used, provided that sewage is self-contained, and does not infiltrate into the soil or groundwater.

